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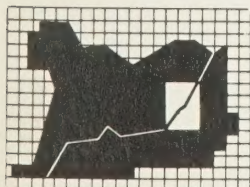
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INDUSTRIAL LAND INVENTORY

METROPOLITAN AREA
beyond edmonton city limits

NOVEMBER 30, 1972

EDMONTON REGIONAL PLANNING COMMISSION





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INDUSTRIAL LAND INVENTORY

METROPOLITAN AREA

NORTHWEST AND SOUTHEAST INDUSTRIAL AREAS,
BEYOND THE CITY LIMITS, WITH A SUMMARY OF
THE TOTAL INDUSTRIAL LAND COUNT OF THE
CITY OF EDMONTON

E.R.P.C. - Nov. 30, 1972

FOREWORD

This report is prepared as a complement to the report prepared by the City Planning Department. The 1972 information available from the City is used in a synopsis. It is planned that this report will be up-dated periodically.

LIST OF MAPS AND TABLES

MAPS

NORTHWEST INDUSTRIAL AREA

- Map 1 - Existing Industrial Zones
- Map 2 - Existing Land Development
- Map 3 - Transmission Line Rights of Way

SOUTHEAST INDUSTRIAL AREA

- Map 4 - Existing Industrial Zones
- Map 5 - Existing Land Development
- Map 6 & 6a - Transmission Line Rights of Way
- Map 7 - Mined Areas - Age of Workings

TABLES

Table I - Summary of Total Industrial Land
Sheets 1 to 5 following Table I -
Northwest and Southeast Industrial Parcel
Counts

Table II - Summary of Total Undeveloped Industrial Land
Sheets 1 to 5 following Table II -
Northwest and Southeast Undeveloped
Industrial Parcel Counts

Table III - Summary of Total Industrial Land
Within the Boundaries of the City of
Edmonton

INTRODUCTION

Staff have prepared information on the Metropolitan Edmonton area in order to more clearly estimate the relative availability of zoned Industrial land beyond the city limits. The following data was compiled relating to the northwest and southeast industrial areas.

METHODOLOGY

Initial data was collected from a combination of sources including aerial photography, actual field survey and Commission office records. A further search of land ownership through county tax records was made for the southeast industrial area so that a more accurate estimate could be made of land available for new development and of land owned by existing industries for possible future expansion of those industries. The availability of these lands is difficult to determine without personal interviews with the owners of the land. Unless intensive research is carried out in this manner and records are kept current, it will be difficult to obtain and maintain accurate statistics of this nature.

Existing office records were used in locating the rights-of-way of existing utilities. The quarter section was used as the basic measure in determining whether or not a parcel was serviced by a specific utility, i.e. if a quarter section had a utility right-of-way lying parallel to one of its sides then the whole of the quarter section was considered to be serviced by that utility, and every parcel within that quarter section was also

considered to be serviced by that utility. If a utility right-of-way cut diagonally through a quarter section, the whole of that quarter section was considered to be serviced by that utility.

The use of these criteria for servicing is based on the fact that there is a continuing demand for larger parcels for industrial uses as well as a demand for fully serviced industrial parks with smaller parcels. Therefore, the availability of services at the perimeter of a 1/4 section is considered adequate.

In respect to industrial parks, it should be emphasized that there are only three such projects in evidence, beyond the City of Edmonton boundaries at this time. These are as follows:

Northwest Area (1) Part of Sections 14 and 23, Township 53
Range 25, West of the 4th Meridian
(partially developed)

Southeast Area (1) Northeast 1/4 Section 30, Township 52,
Range 23, West of the 4th Meridian
(a proposal has been approved but at
present is not complete)

(2) West 1/2 Section 36, Township 52,
Range 24, West of the 4th Meridian
(a proposal has been approved in
principle only)

12

7

12

St. Albert

34

35

36

25

29

28

27

26

25

M.D. OF STURGEON

COUNTY OF PARKLAND

19

20

21

22

13

18

17

16

12

7

1

6

4

36

31

32

33

25

30

29

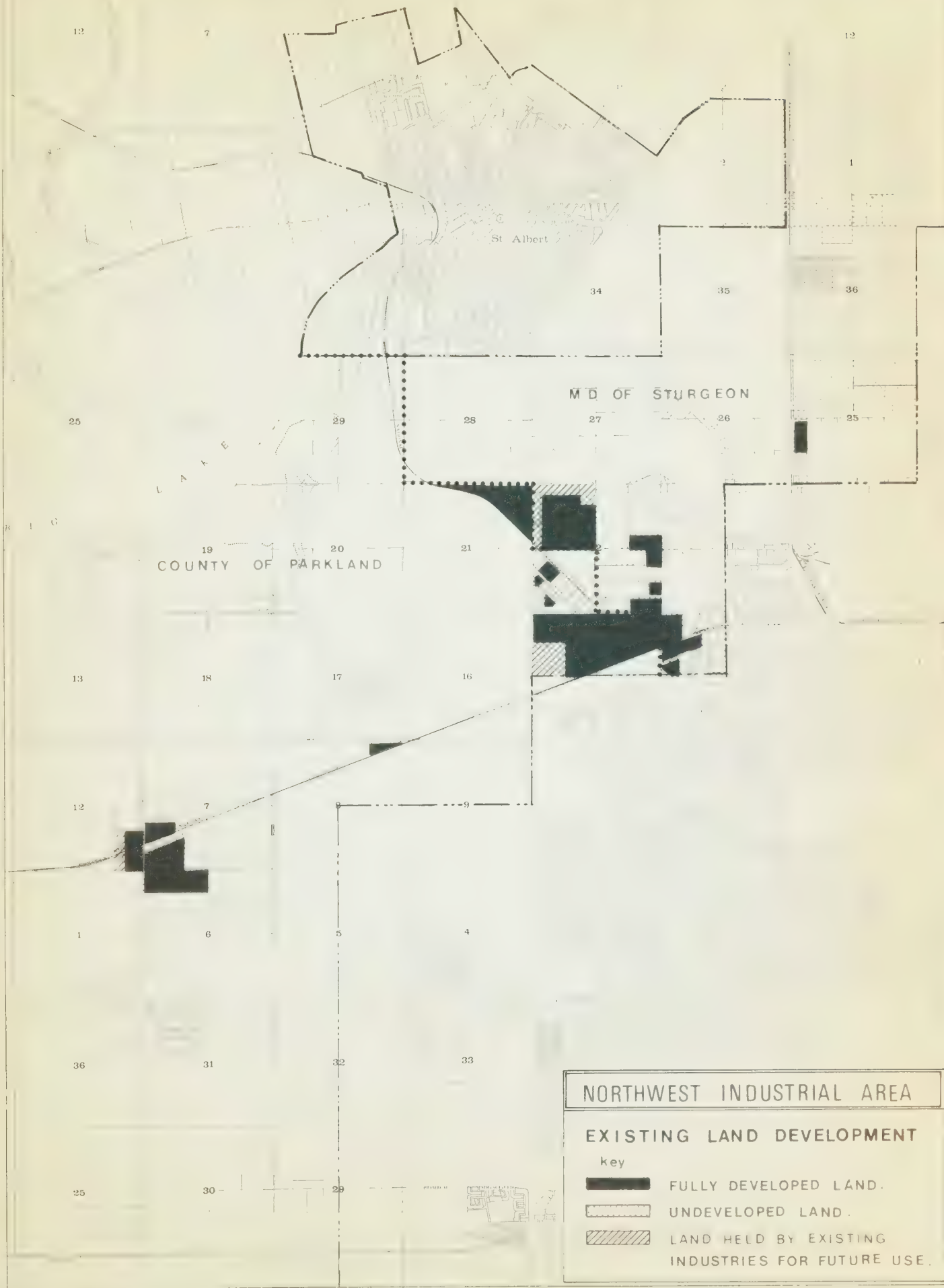
NORTHWEST INDUSTRIAL AREA

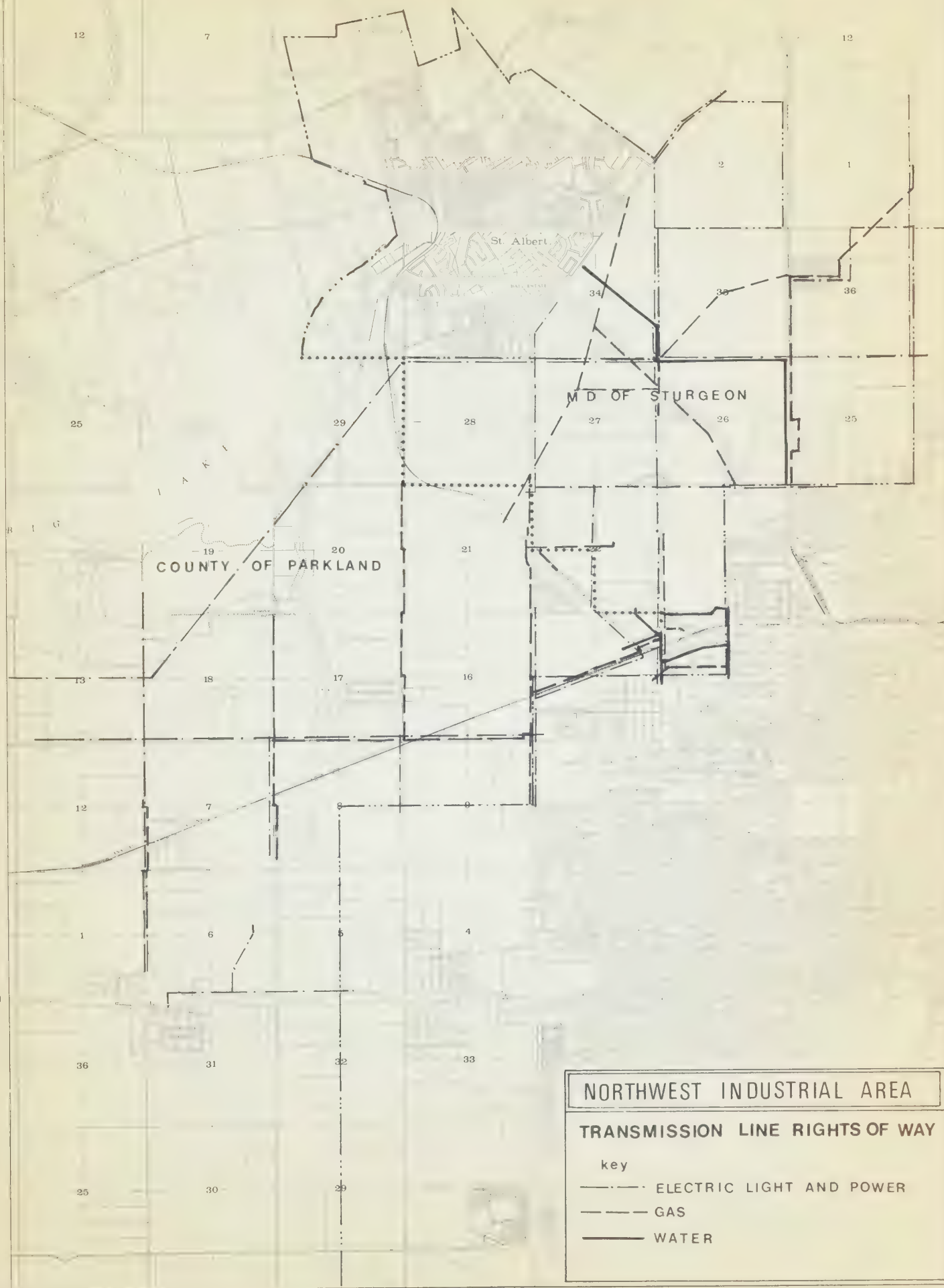
EXISTING INDUSTRIAL ZONES

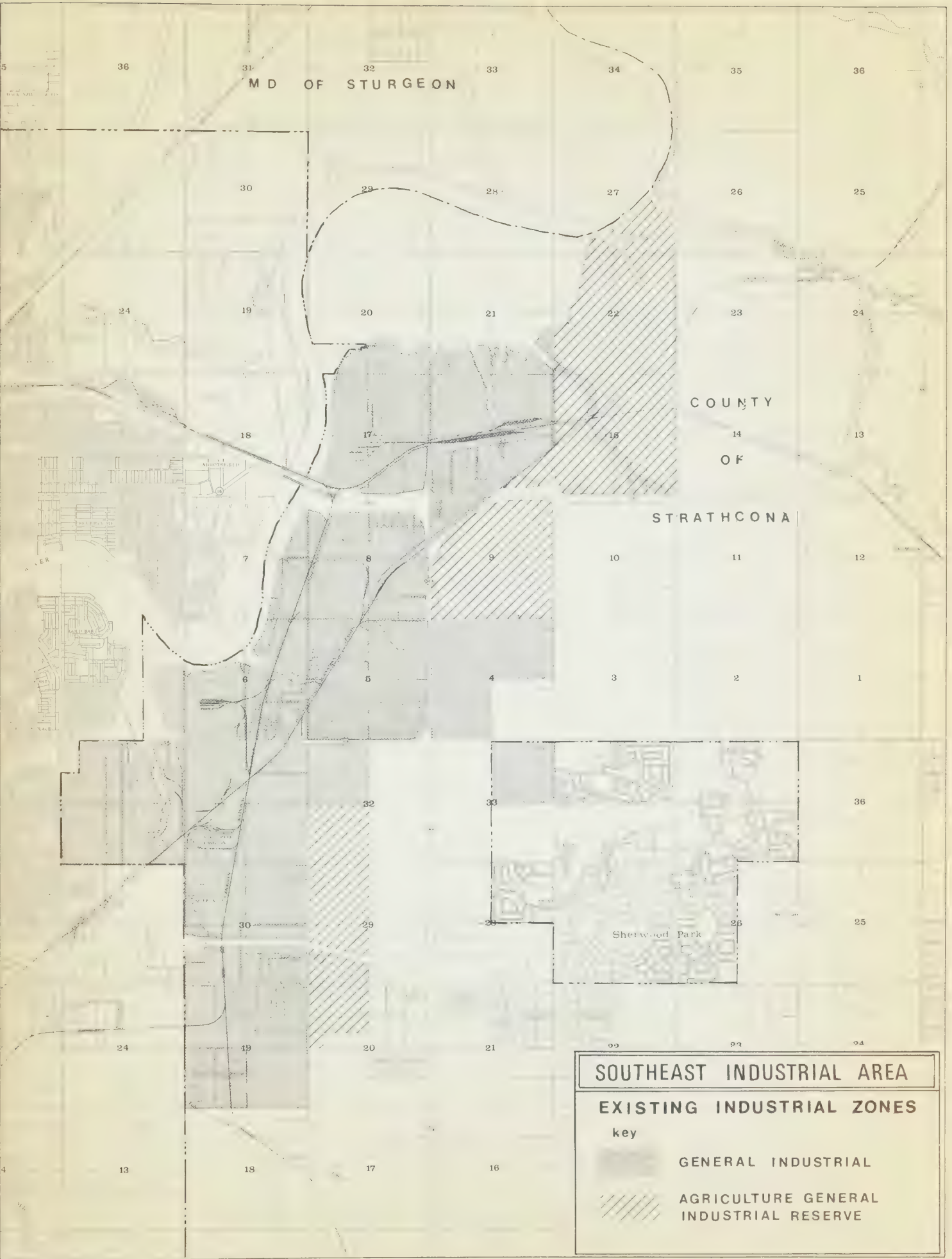
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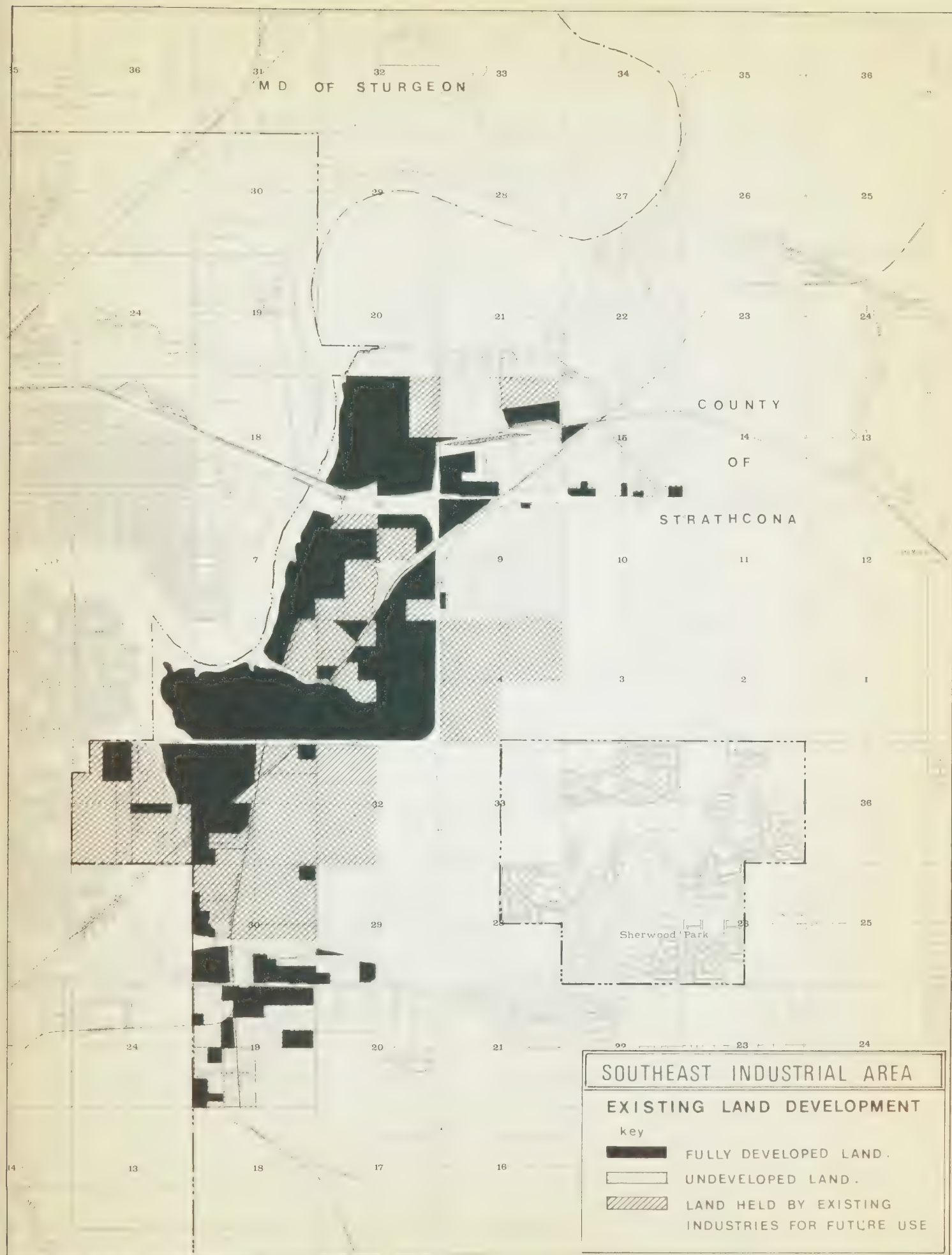
GENERAL INDUSTRIAL

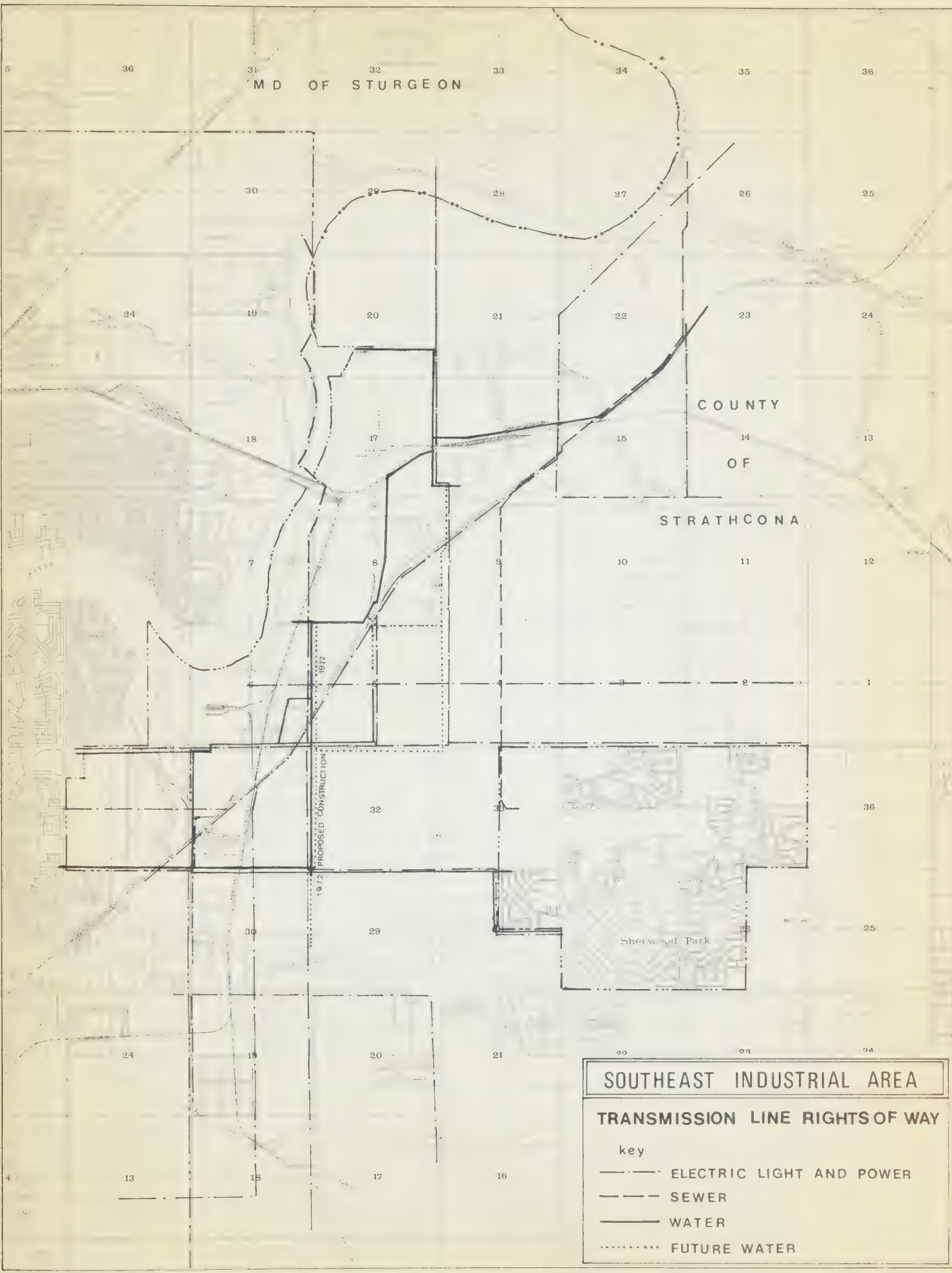
AGRICULTURE GENERAL INDUSTRIAL RESERVE

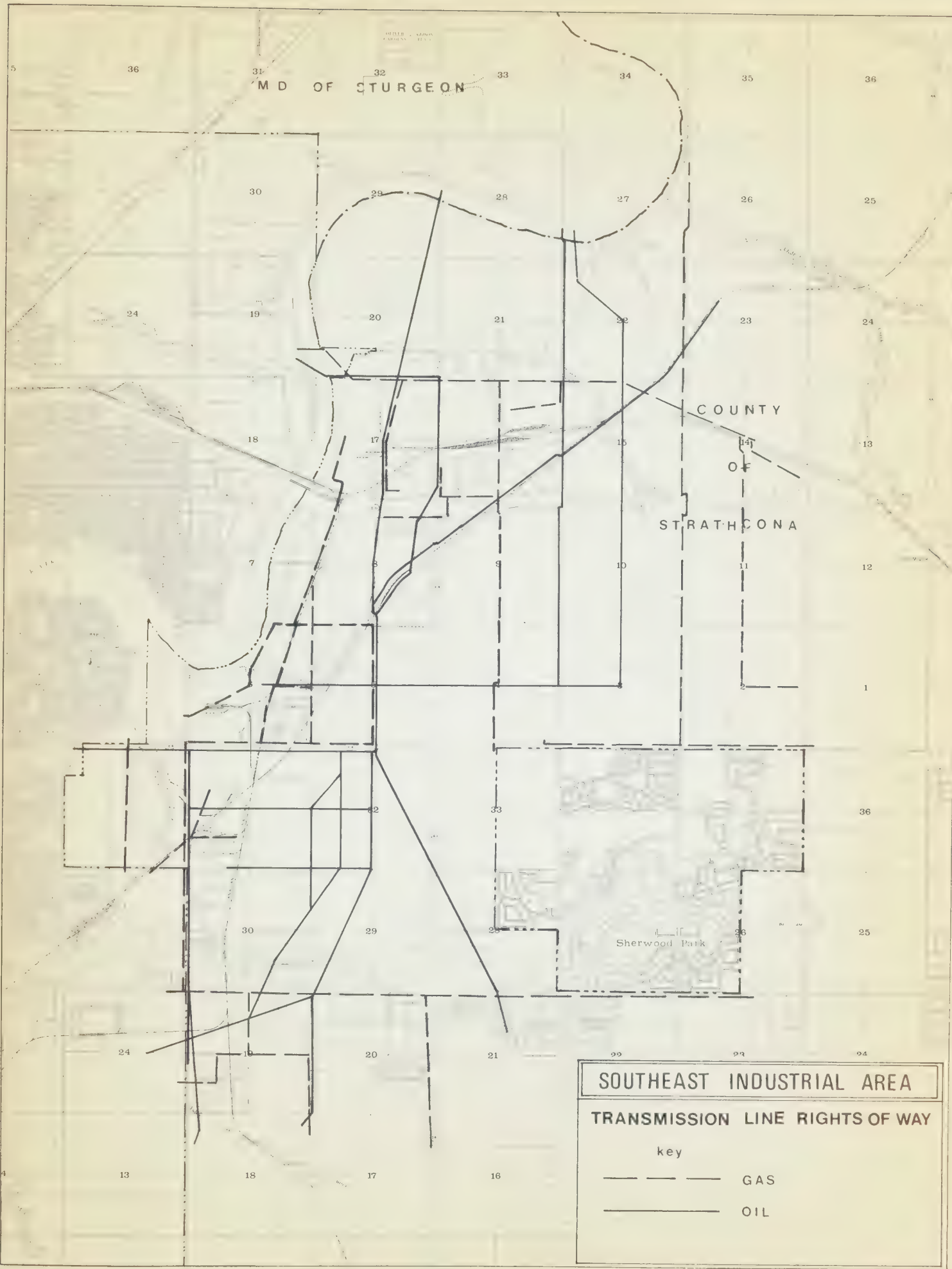














OBSERVATIONS

Table I is a summary of the existing industrial zoned land that lies within the northwest and the southeast industrial areas of the metropolitan plan. The registered parcels are tabulated according to size and location within their respective municipalities. The numbered sheets (1 to 5) following Table I show the number and size range of existing parcels along with their development stage i.e. developed, undeveloped or held for purposes of expansion by existing industries.

There is within the study area beyond the city limits a total of approximately 13,000 acres of designated industrial land, 67% or 8,700 acres of which are zoned "General Industrial" while the remaining 33% or 4,300 acres are zoned Agriculture "General Industrial Reserve."

The northwest industrial area total has 4,300 acres of industrial land; 58% or 2,500 acres of which is zoned "General Industrial."

The count within the southeast industrial area shows a total of 8,600 acres of industrial land; 72% or 6,200 acres of which is zoned "General Industrial."

Table II provides a summary of the total number of undeveloped industrial parcels located within the northwest and the southeast industrial areas of the metropolitan plan. These parcels are tabulated according to location within a municipality and zone and size range of the parcels. The numbered sheets (1 - 5) following Table II show the undeveloped industrial parcels tabulated according to their location within their respective municipalities along with a record of utilities (if any) adjacent to them.

The undeveloped industrial acreages, located within the two industrial areas under study, total about 6800 acres with slightly more than 50% or 3500 acres located within the northwest industrial area. This figure includes 320 acres that are located within the easterly boundary of the Town of St. Albert. The 6800 acres of undeveloped industrial land is made up of 208 parcels ranging in size from greater than 1 acre to less than 160 acres.

INDUSTRIAL PARCEL COUNT
METROPOLITAN EDMONTON
(beyond City Limits)

SUMMARY OF TOTAL INDUSTRIAL LAND

TABLE I

NORTHWEST INDUSTRIAL	NUMBER OF PARCELS									
	Location	Zone	Acres/Parcels	0-5	5-10	10-20	20-40	40-80	80+	
County of Parkland		GI	1266.0 / 52	12	16	7	4	9	4	
M.D. of Sturgeon		GI	948.0 / 74	49	10	3	6	2	4	
		AGIR	1777.0 / 79	53		2	10	1	13	
Town of St. Albert		GI	320.0 / 2						2	
TOTAL NORTHWEST INDUSTRIAL AREA		GI	2534.0 / 128	61	26	10	10	11	10	
		AGIR	1777.0 / 79	53		2	10	1	13	
SOUTHEAST INDUSTRIAL (County of Strathcona)										
North of Highway #16		GI	1295.0 / 23	3	3		6	6	5	
		AGIR	1255.0 / 24	11		3		3	7	
Between Highways #16 & 16A		GI	2268.0 / 78	42	5	7	10	5	9	
		AGIR	590.0 / 8	3				2	3	
South of Highway #16A		GI	2668.0 / 114	57	16	7	20	4	10	
		AGIR	578.0 / 12	1	1	3	3	2	2	
TOTAL SOUTHEAST INDUSTRIAL AREA		GI	6231.0 / 215	102	24	14	36	15	24	
		AGIR	2423.0 / 44	15	1	6	3	7	12	

NORTHWEST INDUSTRIAL PARCEL COUNT

SHEET 1

COUNTY OF PARKLAND					NUMBER OF PARCELS							ACRES	
TWP.	RGE.	W4M	1/4 Sec.	Zone	Acres/Parcels	0-5	5-10	10-20	20-40	40-80	80+	Develped*	Undeveloped Expansion
53	26	W4M	SE 12	GI	66.0 / 4	1	2	1				38.0	28.0
53	25	W4M	NE 7	GI	45.0 / 2			2					45.0
			NW 7	GI	40.0 / 1					1			40.0
			SE 7	GI	155.0 / 1						1		155.0
			SW 7	GI	138.0 / 9	4		4		1		57.0	81.0
			NE 6	GI	160.0 / 2						2		160.0
			NW 6	GI	160.0 / 3					3		54.0	106.0
			NE 8	GI	14.0 / 1			1				14.0	
			NE 21	GI	67.0 / 1					1		67.0	
			NW 21	GI	4.0 / 1	1						4.0	4.0
			SW 22	GI	129.0 / 20	9	10			1		15.0	114.0
			NE 15	GI	132.0 / 6	2	1		1	2		99.0	33.0
			NW 15	GI	156.0 / 1						1	156.0	60.0
TOTAL					1266.0 / 52	12	16	7	4	9	4	504.0	762.0
													76.0

*Includes Expansion Area

NORTHWEST INDUSTRIAL PARCEL COUNT

SHEET 2

M.D. OF STURGEON					NUMBER OF PARCELS										ACRES		
TWP.	RGE.	W4M	1/4 Sec.	Zone	Acres/Parcels	SIZE RANGE IN ACRES										Developed* Undeveloped Expansion	
						0-5	5-10	10-20	20-40	40-80	80+						
53	25	W4M	NW 14	GI	134.0 / 37	31	4	2					48.0	86.0			
			SW 23	GI	155.0 / 1						1		155.0				
			SE 22	GI	154.0 / 14	6	4	1	2	1		34.0	120.0				
			NE 22	GI	160.0 / 4				2	1	1	20.0	140.0				
			NW 22	GI	155.0 / 4		1		2		1	155.0	60.0				
			SW 25	GI	30.0 / 13	12	1					19.0	11.0				
			NW 36	AGIR	160.0 / 56	52		2	2				160.0				
			NE 36	AGIR	160.0 / 4				3		1		160.0				
			SW 36	AGIR	160.0 / 2						2		160.0				
			SE 36	AGIR	160.0 / 1						1		160.0				
54	25	W4M	NW 25	AGIR	160.0 / 2				1		1		160.0				
			NE 25	AGIR	160.0 / 3				1	1		160.0					
			NW 23	AGIR	160.0 / 2						2		160.0				
			S½ 12	AGIR	177.0 / 2	1					1		177.0				
			NW 1	AGIR	160.0 / 1						1		160.0				
			NE 1	AGIR	160.0 / 2						2		160.0				
			SE 1	AGIR	160.0 / 4				3		1		160.0				
			SW 1	GI	160.0 / 1						1		160.0				
			NE 2	GI	160.0 / 1						1		160.0				
			SE 2	GI	160.0 / 1						1		160.0				
Town of St. Albert																	
TOTAL M.D. OF STURGEON					GI 1268.0 / 76	49	10	3	6	2	6	276.0	992.0				
					AGIR 1777.0 / 79	53		2	10	1	13		1777.0				

*Includes Expansion Area

SOUTHEAST INDUSTRIAL PARCEL COUNT

SHEET 3

COUNTY OF STRATHCONA (North of Hwy 16)					NUMBER OF PARCELS							ACRES			
TWP.	RGE.	W4M	1/4 Sec.	Zone	Acres/Parcels	0-5	5-10	10-20	20-40	40-80	80+	Developed*	Undeveloped	Expansion	
53	23	4	NE 15	AGIR	150.0 / 1						1		150.0		
			NW 15	AGIR	142.0 / 2						1	11.0	131.0		
			SE 15	AGIR	152.0 / 7	5					2		12.0	140.0	
			SW 15	AGIR	146.0 / 7	6							12.0	134.0	
			NE 16	GI	132.0 / 1								1	134.0	60.0
			NW 16	GI	153.0 / 1								1	153.0	
			SE 16	GI	140.0 / 2									78.0	
			SW 16	GI	112.0 / 6	3			2		2		62.0		
			NE 17	GI	160.0 / 1								1	112.0	38.0
			NW 17	GI	127.0 / 1								1	160.0	80.0
			SE 17	GI	132.0 / 6			3					1	127.0	
			SW 17	GI	100.0 / 1					3				132.0	30.0
			SE 20	GI	74.0 / 1								1	100.0	
			SW 20	GI	35.0 / 1					1				74.0	
			SE 21	GI	60.0 / 1						1			35.0	
			SW 21	GI	70.0 / 1							1		60.0	
			NE 22	AGIR	160.0 / 1									70.0	
			SW 22	AGIR	90.0 / 2									160.0	
			SE 22	AGIR	155.0 / 1						1		1	10.0	80.0
			SW 22	AGIR	150.0 / 1									155.0	
SE 27	AGIR	95.0 / 1									150.0				
SW 27	AGIR	15.0 / 1					1				95.0	15.0			
TOTAL					GI	3	3	6	6	5	825.0	470.0	208.0		
					AGIR	11		3		7	45.0	1210.0			

*Includes Expansion Area

4 SHEET

*Includes Expansion Area

SOUTHEAST INDUSTRIAL PARCEL COUNT

SHEET 5

COUNTY OF STRATHCONA (South of Highway 16A)					NUMBER OF PARCELS						ACRES			
TWP.	RGE.	W4M	1/4 Sec.	Zone	Acres/Parcels	0-5	5-10	10-20	20-40	40-80	80+	Developed* Undeveloped Expansion		
52	23	W4M	NW 20	AGIR	126.0 / 5		1	1	2	1		117.0	126.0	
			NE 19	GI	158.0 / 8		2	1	5			41.0	30.0	
			NW 19	GI	140.0 / 8	2	2	1	2	1		90.0	30.0	
			SE 19	GI	154.0 / 1								154.0	
			SW 19	GI	137.0 / 35	35						1	32.0	105.0
			NW 29	AGIR	160.0 / 1							1	160.0	
			SW 29	AGIR	134.0 / 5	1		2	1	1		38.0	96.0	
			NE 30	GI	156.0 / 2		1					8.0		
			NW 30	GI	147.0 / 7	2	1		4			111.0		
			SE 30	GI	136.0 / 13	6	3	1	3			76.0	97.0	
			SW 30	GI	117.0 / 8	3	1	2	1	1		65.0	25.0	
			NE 31	GI	147.0 / 6	3				2		147.0	38.0	
52	24	W4M	NW 31	GI	155.0 / 1						1	155.0	120.0	
			SE 31	GI	160.0 / 1							160.0	5.0	
			SW 31	GI	138.0 / 8	2	3	1	1	1		138.0	160.0	
			NW 32	GI	158.0 / 2	1						158.0	45.0	
			SW 32	AGIR	158.0 / 1							158.0	156.0	
			NE 36	GI	157.0 / 8	2	2	1	2	1		157.0	158.0	
			NW 36	GI	138.0 / 2	1						157.0	86.0	
			SE 36	GI	150.0 / 1							138.0	78.0	
			SW 36	GI	160.0 / 2		1					150.0	130.0	
			NE 33	GI	160.0 / 1							20.0	140.0	
													160.0	
			TOTAL					57	16	7	20	4	10	1722.0
AGIR					1	1	3	3	2	2	196.0	322.0		
												962.0		
												158.0		

*Includes expansion area

INDUSTRIAL PARCEL COUNT
METROPOLITAN EDMONTON
(beyond City Limits)

SUMMARY OF TOTAL UNDEVELOPED INDUSTRIAL LAND

TABLE II

NORTHWEST INDUSTRIAL			NUMBER OF UNDEVELOPED PARCELS					
Location	Zone	Acres/Parcels	0-5	5-10	10-20	20-40	40-80	80+
County of Parkland	GI	762.0 / 31	8	9	2	4	5	3
M.D. of Sturgeon	GI	672.0 / 29	15	3	3	3	2	3
	AGIR	1777.0 / 79	53	-	2	10	1	13
Town of St. Albert	GI	320.0 / 2						2
TOTAL NORTHWEST INDUSTRIAL AREA			23 53	12	5 2	7 10	7 1	8 13
SOUTHEAST INDUSTRIAL (County of Strathcona)								
North of Highway #16	GI	470.0 / 6				1	4	1
	AGIR	1210.0 / 11			1		2	8
Between Highway #16 & 16A	GI	24.0 / 1				1	1	3
	AGIR	536.0 / 4						
South of Highway #16A	GI	716.0 / 37	26	1	2	5		3
	AGIR	322.0 / 8		1	1	3	2	1
TOTAL SOUTHEAST INDUSTRIAL AREA			26	1 1	2 2	7 3	4 5	4 12

NORTHWEST INDUSTRIAL AREA
UNDEVELOPED INDUSTRIAL PARCEL COUNT

SHEET 1

COUNTY OF PARKLAND				NUMBER OF UNDEVELOPED PARCELS							ADJACENT SERVICES			
TWP.	RGE.	W4M	1/4 Sec.	Zone	Acres/Parcels	SIZE RANGE IN ACRES					Water	Sewer	Gas	El & P
						0-5	5-10	10-20	20-40	40-80	80+			
53	26	W4M	SE 12	GI	28.0 / 1				1				x	x
53	25	W4M	NE 7	GI	45.0 / 2				2				x	x
			NW 7	GI	40.0 / 1					1			x	x
			SE 7	GI	155.0 / 1						1		x	x
			SW 7	GI	81.0 / 4					1			x	x
			NE 6	GI	160.0 / 2		1	2					x	x
			NW 6	GI	106.0 / 2					2			x	x
			NE 8	GI										
			NE 21	GI										
			NW 21	GI										
			SW 22	GI	114.0 / 16	7	8			1			x	x
			NE 15	GI	33.0 / 2	1			1				x	x
			NW 15	GI										
TOTAL				GI	762.0 / 31	8	9	2	4	5	3			

NORTHWEST INDUSTRIAL AREA

UNDEVELOPED INDUSTRIAL PARCEL COUNT

SHEET 2

M.D. OF STURGEON (North of 120 Ave. & West of 127 St.)					NUMBER OF UNDEVELOPED PARCELS						ADJACENT SERVICES				
TWP.	RGE.	W4M	1/4 Sec.	Zone	Acres/Parcels	SIZE RANGE IN ACRES						Water	Sewer	Gas	EL&P
						0-5	5-10	10-20	20-40	40-80	80+				
53	25	W4M	NW 14	GI	86.0 / 18	14	3	1				x	x	x	x
			SW 23	GI	155.0 / 1						1	x	x	x	x
			SE 22	GI	120.0 / 5	1		1	2	1			x	x	x
			NE 22	GI	140.0 / 3										
			NW 22	GI				1	1	1	1		X	x	x
			SW 25	GI	11.0 / 1			1				x	x	x	x
			NW 36	AGIR	160.0 / 56	52		2	2		1		x	x	x
			NE 36	AGIR	160.0 / 4			3			2		x	x	x
			SW 36	AGIR	160.0 / 2						1		x	x	x
			SE 36	AGIR	160.0 / 1						1		x	x	x
54	25	W4M	NW 25	AGIR	160.0 / 2					1	1	x			
			NE 25	AGIR	160.0 / 3			1		1	1			x	x
			NW 23	AGIR	160.0 / 2						2			x	x
			S½ 12	AGIR	177.0 / 2	1					1				
			NW 1	AGIR	160.0 / 1						1				
			NE 1	AGIR	160.0 / 2						2				x
			SE 1	AGIR	160.0 / 4					3	1			x	x
			SW 1	GI	160.0 / 1						1				
			NE 2	GI	160.0 / 1						1				
			SE 2	GI	160.0 / 1						1				
Town of St. Albert															
TOTAL M.D. OF STURGEON						15	3	3	3	2	3				
						53		2	10	1	13				

SOUTHEAST INDUSTRIAL AREA

UNDEVELOPED INDUSTRIAL PARCEL COUNT

SHEET 3

COUNTY OF STRATHCONA (north of Highway 16)				NUMBER OF UNDEVELOPED PARCELS						ADJACENT SERVICES						
TWP.		RGE.	W4M	1/4 Sec.	Zone	Acres/Parcels		SIZE RANGE IN ACRES						Water	Sewer	Gas El & P
								0-5	5-10	10-20	20-40	40-80	80+			
53	23	W4M	NE 15		AGIR	150.0 / 1							1	x	x	x
			NW 15		AGIR	131.0 / 1							1	x	x	x
			SE 15		AGIR	140.0 / 2					2			x	x	x
			SW 15		AGIR	134.0 / 1							1	x	x	x
			NE 16													
			NW 16		GI	153.0 / 1					1		1	x	x	x
			SE 16		GI	78.0 / 1					1			x	x	x
			SW 16													
			NE 17													
			NW 17													
			SE 17													
			SW 17													
			SE 20		GI	74.0 / 1					1			x	x	x
			SW 20		GI	35.0 / 1				1				x	x	x
			SE 21		GI	60.0 / 1					1			x	x	x
			SW 21		GI	70.0 / 1					1			x	x	x
			NE 22		AGIR	160.0 / 1							1	x	x	x
			NW 22		AGIR	80.0 / 1							1			
			SE 22		AGIR	155.0 / 1							1	x	x	x
			SW 22		AGIR	150.0 / 1							1	x	x	x
			SE 27		AGIR	95.0 / 1							1			
			SW 27		AGIR	15.0 / 1				1				x	x	x
TOTAL						GI	470.0 / 6			1	4	1				
						AGIR	1210.0 / 11			1	2	8				

SOUTHEAST INDUSTRIAL AREA

UNDEVELOPED INDUSTRIAL PARCEL COUNT

SHEET 4

COUNTY OF STRATHCONA (between Highway 16 & 16A)					NUMBER OF UNDEVELOPED PARCELS					ADJACENT SERVICES					
					SIZE RANGE IN ACRES										
TWP. RGE. W4M 1/4 Sec. Zone Acres/Parcels					0-5	5-10	10-20	20-40	40-80	80+	Water	Sewer	Gas	El & P	
53	23	W4M	SE 8	GI			24.0 / 1	1			x		x		x
			NE 9	AGIR			144.0 / 1		1			x	x		x
			NW 9	AGIR			79.0 / 1			1		x	x		x
			SE 9	AGIR			160.0 / 1			1		x	x		x
			SW 9	AGIR			153.0 / 1			1		x	x		x
TOTAL							24.0 / 1	1	1	3					
							538.0 / 4								

SOUTHEAST INDUSTRIAL AREA

UNDEVELOPED INDUSTRIAL PARCEL COUNT

SHEET 5

COUNTY OF STRATHCONA (South of Highway 16A)					NUMBER OF UNDEVELOPED PARCELS								ADJACENT SERVICES						
TWP.		RGE.	W4M	1/4 Sec.	Zone	Acres/Parcels		SIZE RANGE IN ACRES								Water	Sewer	Gas	El & P
								0-5	5-10	10-20	20-40	40-80	80+						
52	23	W4M	NW 20		AGIR	126.0 / 5		1	1	2	1				x	x	x		
			NE 19		GI	41.0 / 2			1	1					x	x	x		
			NW 19		GI	50.0 / 2				2					x	x	x		
			SE 19		GI	154.0 / 1						1			x	x	x		
			SW 19		GI	105.0 / 26	26								x	x	x		
			NW 29		AGIR	160.0 / 1						1				x	x		
			SW 29		AGIR	96.0 / 2					1	1			x	x	x		
			SE 30		GI	28.0 / 1					1					x	x		
			SW 30		GI	38.0 / 3		1	1		1				x	x	x		
			SW 36		GI	140.0 / 1							1	x		x	x		
			NE 33		GI	160.0 / 1							1		x		x		
Sherwood Park																			
TOTAL						GI	716.0 / 37	26	1	2	5		3						
						AGIR	322.0 / 8		1	1	3	2	1						

SUMMARY

TOTAL INDUSTRIAL ZONED LAND

Includes land zoned "General Industrial" and lands zoned "Agriculture General Industrial Reserve" under the Preliminary Regional Plan - Metropolitan Part.

There is within the study area approximately 13,000 acres of industrial zoned land, 66 2/3% of which is located within the southeast industrial area and 33 1/3% in the northwest area.

GENERAL INDUSTRIAL ZONED LAND

The total acreage zoned "General Industrial" is approximately 9,000 acres, 66 2/3% of which lies within the southeast industrial area and 33 1/3% in the northwest area.

AGRICULTURE-GENERAL INDUSTRIAL RESERVE

The 4000 acres (approximately) zoned "Agriculture-General Industrial Reserve" are evenly divided between the two industrial areas with the slightly greater total lying within the southeast industrial area.

UNDEVELOPED INDUSTRIAL LAND

The undeveloped industrial land within the study area totals 6800 acres and is divided equally between the two industrial areas. Approximately 3,000 acres are zoned "General Industrial" about 1200 acres or 40% of land in this zone lies within the southeast industrial area.

The remaining 3800 acres of undeveloped industrial land are zoned "Agriculture - General Industrial Reserve". Approximately 2,100 acres of this industrial reserve is located within the southeast industrial area.

CITY INDUSTRIAL LOT COUNT

SYNOPSIS

The City Planning Department, at the request of their industrial development department, has established an annual industrial lot count in order to evaluate the yearly additional land requirements needed for industrial expansion within the industrial zones of the city.

Table III in part is a summary of the vacant "serviced" and "partially serviced" industrial land within the city of Edmonton as prepared by that department for the period ending October 31, 1972. "Serviced" vacant land is defined as that land which includes water, sewer, major power lines, pavement and curbs. "Partially serviced" vacant land is that land which includes one or more of these services.

The City count does not relate to the total zoned industrial land within the City therefore in order to make a comparison with the area beyond the city and within the metropolitan area, an estimation of the total industrially zoned land within the city has been made. This total approximates 11,200 acres, 2500 acres of which is zoned Agriculture-General Industrial Reserve lying wholly within the southeast industrial sector. The remaining 8,700 acres are zoned General Industrial and are divided between southeast, northwest and northeast industrial sectors.

More specifically, 4,200 acres lie within the southeast sector; 3,200 acres lie within the northwest sector and the remaining approximately 1,300 acres lie within the northeast industrial sector of the City.

The total serviced and partially serviced industrial land vacant as at October 31, 1972 was approximately 598 acres. Of this total, 385 acres were serviced and approximately 90 acres were under the City of Edmonton ownership. Some 95 acres of serviced and partially serviced municipal land is committed to freeway proposals, replotting schemes and other municipal purposes and is not available for development.

SUMMARY OF TOTAL INDUSTRIAL LAND, CITY OF EDMONTON, OCTOBER 31, 1972

TABLE III

Area	Zone	Total Vacant Serviced Acres	City Owned Vacant Serviced Acres	Total Vacant Partly Serviced Acres	City Owned Vacant Partly Serviced Acres	Developed During Oct. 1971 to Oct. 1972 Acres
NORTHWEST SECTOR	M1	27.7	7.3	6.4	6.4	4.1
	M2	56.9	10.2	47.3	2.3	63.8
	M3	22.1	-	7.5	-	8.5
	AGMR1	7.0	7.0	10.5	-	-
Sub-Total		113.7±	24.5±	71.7±	8.7±	76.4±
NORTHEAST SECTOR	M1	-	-	-	-	-
	M2	6.7	-	-	-	5.3
	M3	19.2	11.5	19.7	19.7	-
	AGMR1	25.3	-	9.5	-	6.5
Sub-Total		51.2±	11.5±	20.2±	19.7±	11.8±
SOUTHEAST SECTOR	M1	72.2	21.1	5.1	3.4	16.9
	M2	86.4	28.7	.3	-	41.6
	M3	49.2	3.5	3.0	-	4.3
	AGMR1	12.8	-	104.4	-	12.0
Sub-Total		220.6±	53.3±	112.8±	3.4±	74.8±
TOTAL		385.5±	89.3±	213.7±	31.8±	163.0±

